

City Council Special and Regular Meetings, June 26, 2001

Twin Pines Senior and Community Center, 1223 Ralston Avenue

SPECIAL MEETING: 6:30 P.M.

STUDY SESSION

Discussion and direction regarding the Bicycle/Pedestrian Bridge and Route, including Traffic Control at Old County Road and Masonic.

Public Works Director Curtis and Assistant City Engineer Jones reviewed the options for the bridge structure and the bike trails through Belmont. They recommended that the Bicycle Bridge be of conventional construction, incorporating shapes, colors and lights evocative of the children's drawings.

Assistant City Engineer Jones discussed reconfiguration options for the intersection of Old County Road and Masonic to include in-street lighted crosswalks, textured paving, enhanced lighting, and removal of the stop signs on Old County Road.

Engineer Jones explained that they had found an additional five feet of right-of-way on Masonic to allow for the bike lane to Hiller Street. He explained the use of traffic calming measures in the Sterling Downs neighborhood. He said the neighborhood had seen the concept plan and was in favor of this approach. He stated that a pilot program would be installed in the near future on Hiller Street from Oxford Way to Cornish Way. He said a survey would be sent to the neighbors for feedback, before the permanent installation was completed.

In response to C. Warden, Engineer Jones, reported that three parking spaces would be removed from in front of the post office.

Mr. Lawhern, 408 Hiller, Vice President, Sterling Downs Neighborhood Association, stated that this plan provides two connections to the Bike Bridge. He was glad to see that the concerns of the neighbors had been addressed and he recommended approval of this plan.

Adjournment at this time being 7:10 P.M. this meeting was adjourned.

Kathy Kern

Belmont City Clerk

REGULAR MEETING - 8:30 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Cook, Warden, Wright, Rianda, Hahn

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Kersnar, City Attorney Savaree, Community Development Director Ewing, Public Works Director Curtis, Finance Director Fil, Police Chief Janke, Human Resources Director Dolan, Fire Chief Jewell, Principal Planner de Melo, IT Manager Harnish, City Clerk Kern

REPORT FROM CLOSED SESSION

Mayor Hahn reported that at the Closed Session held on June 12, direction was given, but not action was taken.

SPECIAL ORDERS OF THE DAY/PRESENTATIONS

Ceremony to retire General Obligations Bonds.

Finance Director Fil presented Council with a replica of the 1969 Series A Sewer Improvement Bonds that had been paid in full. He had each Councilmember cut a piece of this ceremonial document to symbolize retiring this debt.

PUBLIC/COUNCIL COMMENTS

Mr. Lawhern, 408 Hiller Street, requested that Council look into the ongoing code violations at 325 Old County Road. Mr. Lawhern requested that Council find out when the Planning Commission minutes would be brought up to date.

Council directed staff to schedule a closed session at the next meeting for an update on this property. City Attorney Savaree reported that a judgement had been entered in court against the property owner. She said she would send a written report to Mr. Lawhern and schedule a closed session for July 24th with Council.

Action: on motion by C. Warden, seconded by C. Rianda, and approved unanimously, by show of hands to call a closed session to discuss 325 Old County Road.

CONSENT CALENDAR

Approval of meeting minutes: Special Jt. Planning/Council Meeting 5/15; Special and Regular Meeting May 22, 2001.

Approval of Warrant List Dated: 6/1/01 in total amount of \$296,082.51 and dated 6/8/01 in total amount of \$520,585.21 and dated 6/15/01 in total amount of \$194,847.20.

Written Communication 1). Rec. 6/8/01 before the PUC applic. for airport services of N. S. Dhillon DBA Dhillon Airporter.

Motion to approve Claims Management Report (no report at this time).

Motion to waive reading of Ordinances.

Resolution No. 9009 authorizing and directing the City Manager to enter into an agreement with Linhart Petersen Powers Associates (LP2A) for specialized plan check and field inspection services. (NTE \$100,000)

Resolution No. 9010 approving establishment of a four way stop at the intersection of Masonic Way and Granada Street.

Resolution No. 9011 awarding contract for Permit Process Re-engineering with Management Partners, Inc. NTE \$39, 920.

Resolution No. 9012 authorizing the City Manager to execute a Professional Services Agreement with the Crane Transportation Group to perform a Traffic Study for the Belmont Library and transfer and use of Contingency Funds. (\$20,000).

Resolution No. 9013 approving a Professional Services Agreement with Kimley-Horn and Associates, Inc. to provide Design Consultant Services for Ralston Avenue Improvements (Alameda de Las Pulgas to Cipriani Boulevard) in an amount not to exceed \$85,877.00, City Contract No. 439

Resolution No. 9014 approving modification of a Red Zone along the south side of Middle Road between Notre Dame Avenue and Willow Lane.

Resolution No. 9015 adopting Bicycle Transportation Plan to incorporate the San Mateo County Comprehensive Bicycle Route Plan and to Comply with Section 891-2 of the Streets and Highway Code.

Resolution No. 9016 approving advertisement for TV Inspection Services and Urgent Sewer Line Repair on an on-call basis for Fiscal Year 2001-2002.

Resolution No. 9017 approving an agreement with San Mateo County Department of Environmental Health for Industrial/Commercial Inspection Services for the County-wide StormWater Pollution Prevention Program National Pollution Discharge Elimination System (NPDES).

Resolution No. 9018 authorizing and directing the City Manager to enter into an agreement with The Lewcock Group to provide Professional Consulting Services for the Service Delivery Initiative Project. (\$30,000)

Resolution No. 9019 confirming the appointment of Dan Rich as Assistant City Manager.

Motion to schedule a Study Session to discuss a proposed Single Family Residential Subdivision at 2007 Bishop Road, the Agape Center. (requested by Mr. Luzuriaga).

Resolution No. 9020 approving an Agreement for Employee Assistance Services with Assist U Employee Assistance Services in the amount of \$4.00 per employee per month.

Resolution No. 9021 providing direction regarding the U.S. Highway 101 Bicycle/Pedestrian Bridge and Bikeway.

Consent Calendar adopted. Moved by C Wright, seconded by C. Cook, and approved unanimously, by roll call vote.

PUBLIC HEARINGS

Reconvene Continued Public Hearings for the Belmont Fire Protection District; Redevelopment Agency and City of Belmont to consider proposed budgets for Fiscal Year 2001-02. Consider

Resolution supporting service Delivery Initiative and Implementation of Performance Measurement and Resolution adopting Financial Policies. (cont'd from 6/12)

Finance Director Fil reviewed the actions that needed to be taken to adopt this budget.

Mayor Hahn announced that this was a continued public hearing.

D.Lawhern, 408 Hiller Street, reviewed the five year program in the budget for improvements for the Redevelopment Agency. He reminded Council that last year they had identified the need for façade improvements, landscaping, public parking, sidewalks and utility undergrounding, which had been identified over 20 years ago when the Agency was formed. He said these projects should be a priority of the Agency to reduce the blight in that part of the Redevelopment Agency.

On motion by C. Rianda, seconded by C. Cook and approved unanimously, by show of hands, to close the public hearing.

City Manager Kersnar stated that a Bond Prioritization session would be held in August to determine how to spend the \$7.6 million. He noted that it was his understanding that \$1 million had been committed for Old County Road projects in the current budget.

Action: on motion by D.Cook, seconded by D.Rianda, and approved unanimously, by show of hands, to adopt:

Belmont Fire Protection District Resolution No. 2001-1 adopting the Proposed FY 2002 Revenue and Appropriations budgets for the Belmont Fire Protection District.

Action: on motion by D. Rianda, seconded by D. Wright, and approved unanimously, by show of hands, to adopt:

Belmont Fire Protection District Resolution No. 2001-2 approving the Article XIIB Appropriations Limit for the Fiscal Year 2002.

Action: on motion by D. Wright, seconded by D. Rianda, and approved unanimously, by show of hands, to adopt:

Resolution No. . R.A. 389 adopting the Proposed FY 2002 Revenue and Appropriations budgets for the Redevelopment Agency. **(check title)**.

Action: on motion by C. Cook, seconded by C. Wright, and approved unanimously, by show of hands, to adopt:

Resolution No. 9022 adopting the Proposed FY 2002 Revenue, Appropriations and Capital Improvement Program Budgets for the City of Belmont.

Action: on motion by C. Rianda, seconded by C. Cook, and approved unanimously, by show of hands, to adopt:

Resolution No. 9023 supporting Service Delivery Initiative and Implementation of Performance Measurement.

Action: on motion by C. Warden, seconded by C. Rianda, and approved unanimously, by show of hands, to adopt:

Resolution No. 9024 approving the Article XII B Appropriations Limit for the Fiscal Year 2002.

Motion by C. Rianda, seconded by C. Cook, to discuss the Financial Policies.

DISCUSSION REGARDING FINANCIAL POLICIES

C. Wright expressed his concern about the criteria listed in the Community Group Funding in regard to one-time limited project or event funding. He said he did not think this item should be included in the policy.

City Manager Kernsar stated that the Community Groups should understand that this funding should not be used to cover overhead.

C. Wright stated that with the explanation, he was comfortable with the language.

C. Hahn stated her concern about the language stating that projects needed sponsorship by one Councilmember.

Action: on motion by C. Hahn, seconded by C. Cook, and approved unanimously, by show of hands to remove the language " sponsorship by at least one City Council member" from the Community Group Funding policies.

C. Cook stated her concerns about the interpretation of the bullet point about funding single or time-limited projects or events. She said she felt that this funding provided ongoing funds for some of these organizations, which had no other outside funding source. She said she realized there was no consensus to remove it. She said that when the one time funding requests were deducted, the total amount of funding was decreased. She said she would like to craft a policy that allowed more flexibility with funding totals.

C. Hahn said she felt comfortable with this policy including dollar amounts. She said the dollar amounts could be adjusted yearly, so that should provide enough flexibility for the Community Groups.

Action: on motion by C. Rianda, seconded by C. Cook, and approved unanimously, by show of hands to adopt:

Resolution No. 9025 adopting Financial Policies

Adjournment: at this time being 9:00 P.M. the Belmont Fire Protection District and Redevelopment Agency Meetings were adjourned.

Public Hearing to consider adoption of New Master Fee Schedule.

Finance Director Fil reported that the City had done a comprehensive review of the City's costs and fee recovery and the consultants recommended adjustments to the fee structure. He said with this adjustment, the fee recovery rate would increase to 70%.

C. Rianda requested information on the increased fee for appeals. She said she thought the \$1,520 fee was exorbitant, and she would like to have Council consider a lower fee of \$350, even though there would be no cost recovery. She said she thought it had been a policy to refund appeal costs to the applicant, if they were successful in their appeal.

C. Cook said she thought the fee was \$50.00, and it was her understanding that the applicants were refunded their money if the Council overturned the Planning Commission decision.

City Manager Kersnar said that the policies indicated that the City would aim for total cost recovery. He said he did understand lowering the cost of the appeal process, so that the whole community would have the benefit of this process. He suggested that the amount be substantial, but not 100% of the cost.

C. Wright said he could support the fee of \$350.00, but felt \$100 was a trivial fee.

C. Cook stated her concern about the increased fees in this new Fee Schedule. She said she wondered if some of these fees could be phased in over time.

C. Warden stated that some of the fees were not increasing, and he thought they should be implemented now.

Mayor Hahn opened the public hearing.

D. Lawhern, 408 Hiller Street, stated that he thought the appeal fee should be kept as low as possible to allow the public due process. He said there was a second option in the appeal process, that allowed the Council to call up items to be heard. Mr. Lawhern said he would like the cost of the business license list reduced to the cost of Public Information requests. He said he was currently paying \$100 for the list.

Finance Director Fil noted that the fee had been reduced to \$31.00 in the Master Fee Schedule.

On motion by C. Warden, seconded by C. Wright, and approved unanimously, by show of hands, to close the public hearing.

Action: on motion by C. Wright, seconded by C. Warden, and approved unanimously, by show of hands to amend the appeal fee schedule to \$350.00. The appeal fee to be returned to the applicant if the appeal was overturned.

C. Rianda made a motion to amend the fee to \$200.00. Motion failed for lack of a second.

Action: on motion by C. Wright, seconded by C. Rianda,, and approved unanimously, by show of hands to adopt:

Resolution No. 9026 adopting Master Fee Schedule

Public Hearing to consider a Resolution approving the report of proposed Sewer/Storm Drain Rates to be collected by the County of San Mateo on the property tax roll.

Finance Director Fil reported that the Council had implemented a usage based sewer service rate last Year, based on winter water use. He said this change would address a long-term structural funding imbalance between revenue and expenses. He noted that half of the property owners

received a reduction in their rates, a quarter of the owners stayed the same, and the rest received increases. He explained that during this, the second year of this 5-year program, the rates would be increased 6%.

Finance Director Fil said the average charge would be \$2.70 per unit. He said that if Council decided not to increase this fee, it was projected that the deficit in the sewer fund by Year 2006, would be approximately \$2.8 million.

Mayor Hahn opened the public hearing.

On motion by C. Cook, seconded by C. Wright, and approved unanimously, by show of hands to close the public hearing.

Action: on motion by C. Cook, seconded by C. Wright, and approved unanimously, by show hands, to adopt:

Resolution No. 9027 setting Sewer/Storm Drain Rates to be collected by the County of San Mateo on the Property Tax Roll - FY 2002

Public Hearing to consider proposed National Pollutant Discharge Elimination System (Stormwater) Charges and elections to have charges collected on the Tax Roll. (\$30 Residential/Misc.) cont'd from 6/12)

Public Works Director Curtis stated that this fee was used to pay for storm water activities conducted by the City as required by the City's National Pollutant Discharge Elimination System (Stormwater) Charges (NPDES) storm water discharge permit.

Mayor Hahn opened the public hearing.

On motion by C. Wright, seconded by C. Rianda, and approved unanimously, by show of hands, to close the public hearing.

Action: on motion by C. Cook, and seconded by C. Warden, and approved unanimously, by show of hands, to adopt:

Resolution No. 9028 approving FY 2002 National Pollutant Discharge Elimination System (Stormwater) Charges and elections to have charges collected on the Tax Roll.

Recess, at this time, being 9:30 P.M. this meeting was recessed.

Reconvene, at this time, being 9:35 P.M., this meeting was reconvened.

Public Hearing to consider amendments to Ordinance 360 (The Zoning Ordinance; Section 8.1.4 & 8.4.1.a) regarding the parking standards for single family residences, and Section 7.15 of the Belmont Municipal Code regarding covered carports. The amendments to Section 8.1.4 & 8.4.1.a of Ordinance 360 will consider the following: 1) increasing the single family residential parking standard from two spaces in a garage to four spaces - two within a garage and two uncovered, and 2) upgrading a one car garage to a two car garage when one or more bedrooms are added to a single family dwelling. The amendment to Section 7.15 of the Municipal Code will consider deleting the reference of covered carports as complying with garage parking

space requirements.(Appl. No. 2001-0030); CEQA Status: Exempt (CEQA Guidelines - Section 15308)City of Belmont (Applicant) (cont'd from 6/12)

Principal Planner DeMelo reported that the Planning Commission was recommending a zoning amendment that would increase the parking standards for single family residential dwellings from two spaces in a garage to four spaces. - two within a garage and two uncovered; upgrade the one-car garage to two-car garage when one or more bedrooms are added; and establish a five-year sunset clause. He said staff was recommending deletion of language in the Municipal Code regarding covered carports. He noted that the staff did not have concerns about the tighter regulations, but did have concerns about the sunset clause that would eliminate this requirement in five years. He said the staff would prefer that the ordinance be reviewed in five years to consider comments and amendments.

In response to C. Cook, Principal Planner DeMelo stated that this change created a connection between additional parking and the addition of bedrooms. He said 8.1.4(a) would require new construction to provide two off-street parking spaces, which need not be covered.

Mayor Hahn opened the public hearing.

Mr. Lawhern, 408 Hiller Street, said he did not think this ordinance amendment was necessary. He said that it would have a negative impact on the residents in the Sterling Downs and Homeview area, if they wanted to add a bedroom. He said it should not be assumed that an additional bedroom would also add a car. Mr. Lawhern stated that he thought C. Warden had a conflict when he appeared before a body he had appointed to **pursued** them to adopt these neighborhood parking standards. He suggested that C. Warden abstain from voting on this issue.

Ms. Wise, 813 Anita, explained that they owned a two bedroom, 1 bath home with two tandem parking spaces. Ms. Wise said that if this ordinance was adopted, they would not be able to proceed with construction. She said this amendment would add an undue burden on homeowners that wanted to expand their homes.

Ms. Della Santina, 2704 St. James Road, expressed her concern about the time and money spent to amend this ordinance. She explained that the definition of a bedroom did not indicate that a car would be added. She said the reason that carports had been allowed was to prevent the homeowners from turning them into storage areas. She said the topography in some areas did not allow for a two car detached garage and two uncovered parking spaces. Ms. Della Santina stated that if it was the intent to get cars off the street, a parking ordinance should be proposed. She said this ordinance amendment would prevent people from adding on to their homes. She said home values suffer with this type of restriction. She urged the Council not to adopt this ordinance.

Mr. Menzel, 2031 Lyon Avenue, said he was in favor of this amendment because of the safety hazard. He said that cars needed to be parked off the street, so safety vehicles and buses could pass safely. Mr. Menzel said that he thought that if large homes with more than two bedrooms were allowed, then ample parking off the street should be required.

Ms. Wiechia, 860 Miramar Terrace, stated that the Planning Commission was requested to look at the parking ordinance because of an ambiguity. She said if this requirement was adopted, the smaller homes would have the whole frontage become a garage. She said she would like to have a provision for in-lieu parking, if parking was available along the side of the home for two cars.

She said, a carport may be a more appropriate way to handle the off street parking. Ms. Weichia stated that requiring the addition of a garage would not guarantee that the car would be parked in it, unless it was made one of the conditions.

In response to C. Rianda, Community Development Director Ewing explained that the zoning code stated that a garage was required to provide covered parking. He stated that there was an inconsistency between the zoning and municipal code, in that the municipal code stated that carports could be counted as garages. He said that was why staff was recommending that the language in the municipal code be deleted. Community Development Director Ewing stated that if it was Council's desire to allow carports then the language would remain.

On motion by C. Wright, seconded by C. Rianda, and approved unanimously, by show of hands, to close the public hearing.

C. Wright stated that he agreed with the speakers and stated that the issue of flexibility and scalability needed to be taken into consideration, along with the applicants. He said he was not in favor of this amendment in its current form.

C. Warden stated that the reason he proposed this change, was because some of the developments were being planned for steep hillsides with 14 ft. setbacks, which would not accommodate parking on the driveway. He said that the streets in the hills were barely passable, which was a safety issue, if fire trucks needed to get through. C. Warden stated that when he spoke at the Planning Commission he spoke as the Neighborhood President, and didn't feel that he influenced the Commissioners.

C. Rianda offered an amendment to the ordinance that would state that "two garage spaces would be required, if more than one bedroom was added". She said she did not have a problem with allowing carports. She said it allowed cars to be parked off the street.

C. Hahn stated that she would like the sunset clause reworded to have this process reviewed in two or three years.

Action: on motion by C. Rianda, seconded by C. Warden, and approved, by show of hands, 3-2, (Cook, Wright, no.) to Introduce Ordinance by title; continue to July 24th for second reading and adoption.

Direction to staff to amend language to state that "two garage spaces would be required, if more than one bedroom was added to a single family dwelling" and keep the language regarding covered carports; language calling for a sunset clause to be removed.

Public Hearing to consider Introduction of an Ordinance amending Ordinance 360 (The Zoning Ordinance) Section 2.60 regarding a clarification of the definition of "Floor Area Gross".
(cont'd from 6/12)

Community Development Director Ewing explained that staff was recommending that additional language be added to the definition of this ordinance that was amended on March 27th . , to provide clarity. He explained that the amendment should provide that "all unfinished floor area existing as of August 23, 2001 shall not be made habitable such that the total habitable floor area exceed the maximum floor area allowed in the zone, subject to Section 4.2.10 (Exceptions to Single Family Floor Area Standards).

Mayor Hahn opened the public hearing.

On motion by C. Wright, seconded by C. Rianda, and approved unanimously, by show of hands, to close the public hearing.

Action: on motion by C. Rianda, seconded by C. Cook, and approved unanimously, by show of hands, to introduce Ordinance by Title; and Continue to July 24th for second reading and adoption.

OLD BUSINESS

Consideration of Resolution approving Plans and Specifications and authorization to Re-advertise for bids for City Hall/ Police Facility Retrofit, City Contract No. 415. (Bid opening on August 2nd 2:00 P.M.).

Public Works Director Curtis reported that the plans for City Hall had been delivered today.

Action: Motion by C.Wright, seconded by C.Cook, and approved unanimously, by show of hands to adopt:

Resolution No. 9029 approving plans and specifications and authorization to re- advertise for bids for the City Hall/Police Facility Retrofit, City Contract No. 415.

Discussion and direction regarding development options from Summerhill Homes for the Peninsula Jewish Community Center

Community Development Director Ewing reported that on May 8th the Council continued this Conceptual Development Plan, General Plan Amendment and Zone Change for 48 town homes to allow the applicant to consider alternative development scenarios to address density, affordability and pool mitigation fees. Mr. Champion has submitted a letter (on file in the Clerk's office) with 5 alternatives for consideration.

Mr. Champion, Summerhill Homes, 777 California Avenue, Palo Alto, reviewed the various alternatives on 48 units, 52 units, 46 units and variations on the 52 and 48 unit proposals.

He said it would take 6-9 months to consider any proposal above 52 units, and because of the concern in the community about density, they had not gone above the 52-unit limit.

Meeting extended, at this time being 10:30 P.M. this meeting was extended to 11:00 P.M.

In response to C. Warden, Mr. Champion stated that they had widened the footprint on the project to accommodate parking in the structures.

Mr. Langoni, Bassenian and Argoni Architects, 2031 Orchard Dr., Suite 100, Newport Beach, CA explained that when they added two car garages to the units, they expanded the width of the buildings by five feet. He said they would put two car garages in the 4-plex and 8-plex buildings, which would help to eliminate the remote covered parking.

Mr. Menzel, 2031 Lyon Avenue, expressed his concerns about the loss of this type of facility in the community and especially the loss of the pool. He said he thought there were various foundations that would take over this facility, so that it could remain in the community.

Mr. Swinney, 1514 Ridge Road, stated that the community needed a pool for all age groups. He said the city should make a pool part of the long term planning for the community.

Mr. Bauer, 1027 Tahoe Drive, encouraged Council to move forward with this well thought out project.

Ms. McNutt, 2411 Read Avenue, said that it was important to avoid a situation where the lot would be vacant. She said she thought this project would enhance the Carlmont area. She said the sale of the property was integral to the new Jewish Community Center, and she asked for consideration of this fact.

Mr. Gersch, President, Peninsula Jewish Community Center, stated that it was important for this project to move forward because the funding was needed to close the gap for the new facility.

C. Rianda read an alternate proposal (on file in the Clerk's office). Her proposal included 60 units, with 9 Below Market Rent (BMR) units to be offered to the Belmont/Redwood Shores District teachers and City employees. C. Rianda stated that Low/Moderate Income Funding had been used outside the Redevelopment Area before.

Action: on motion by C. Rianda, seconded by C. Hahn to approve this alternate project.

C. Warden stated that he was opposed to using Low/Moderate Income Funding outside the Redevelopment Area.

In response to C. Wright, City Attorney Savaree stated that she could not remember the project where this had been proposed before. She said that a finding must be made that it was a benefit to the project area.

C Wright stated that if there was a way to legally support subsidizing some of these units he could support the concept of one or two units. He said he was not in favor of 60 units. He explained that 18 months ago during the study session he was in favor of 60 units. C. Wright stated he was supportive of Alternative 1 or Alternative 2 with some subsidy, but he was not willing to hold up the project any longer.

Mr. Champion, Summer Hill Homes, stated that the community had indicated that they wanted the density for the project lowered. He said they wanted to develop a program that would work for everyone. He said a 60 unit proposal would cause them to go back and restudy the whole project, which would cause further delays.

C. Hahn clarified that because of the Brown Act, the Council members were forbidden from talking about projects and ideas until they appeared on an agenda.

In response to C. Rianda, City Manager Kersnar stated that if the City were to become partners in the project, a Performa needed to be generated by the owners. He said it was hard to evaluate the economic validity of the arguments without the supporting documents to determine the overall project financing. He said without these documents, he could not determine whether this was a good or bad deal.

Meeting Extended at this time being 11:00 P.M., on motion by C. Hahn, seconded by C. Warden, and approved unanimously, by show of hands, to extend the meeting for 15 minutes.

C. Warden said he did not think the owners were going to sell this site with the Institutional Use. He said he was in favor of the 52 unit project, with incorporation of the Planning Commission requests, which included reduction of detached garages and construction of a tot lot on the site.

C. Cook stated that throughout the process she heard the loss of the pool was a primary concern and the density of the project. She said she could not support the use of LMI funds for this project. C. Cook said she was in favor of the project the Planning Commission approved for 48 units.

C. Wright made a substitute motion to approve Alternate #2 for 52 units, incorporating C. Warden's comments regarding decrease in detached carports, and the construction of a tot lot play area on the site. This motion was seconded by C. Warden for discussion.

Ms. Weicha, Planning Commissioner, expressed concerns about the traffic and density with a 60-unit project. Ms. Weicha said she did not think this was a good location to use Low/Moderate Income funds, because there was no public transit available in this corridor. She said the model for use of this type of funding was to be close to transit.

Action: on motion by C. Wright, seconded by C. Warden, and approved, by show of hands, 4-1 (Hahn, no), Alternative #2, for 52 units, \$1 million for the pool fee, and no affordable units, incorporation of the Planning Commission's modifications for elimination of the detached carports and construction of a tot lot area.

NEW BUSINESS

Consideration of Introduction of Ordinance amending Chapter 22, Article VI, Political Signs of the Belmont Municipal Code (cont'd from 6/12)

City Attorney Savaree reported that this amendment would clarify the language of this ordinance and move it into the Municipal Code under Streets and Highways, because it had to do with the Right-of -Way.

Action: on motion by C. Wright, seconded by C. Warden, and approved unanimously, by show of hands, to introduce Ordinance by title, waive further reading, continue to July 24, 2001 for second reading and adoption,

Consideration of Introduction of Ordinance amending Section 16-26 of the Belmont Municipal Code Alcoholic Beverages. (Authorizing Staff signature designee on permit) (cont'd from 6/12)

City Manager Kersnar stated that the amendment to the Code would allow the City Manager to designate an employee to sign and issue the alcohol permits.

Action: on motion by C. Rianda, seconded by C. Wright, and approved unanimously, by show of hands to: introduce Ordinance by title, waive further reading, continue to July 24, 2001 for second reading and adoption.

MATTERS OF COUNCIL INTEREST/CLARIFICATION

**Discussion and direction regarding consideration of a Use Agreement with the Belmont/
Redwood Shores Elementary School District for the use of Ralston Middle School Gym. (Warden)**

This item was tabled at the request of C. Warden until the Regular Meeting on July 24th.

ADJOURNMENT at this time, being 11:15 P.M. this meeting was adjourned to a closed session.

Kathy Kern

Belmont City Clerk

Meeting Tape recorded and videotaped

Tape No. 494

SPECIAL MEETING 11:15 P.M.

CLOSED SESSION

Conference with Labor Negotiator, City Manager Kersnar, pursuant to Government Code Section No. 54957.6

1. MMCEA

2. AFSCME

3. BPOA

This Closed Session was attended by Council Members Cook, Warden, Wright, Rianda, Hahn, City Manager Kersnar, Human Resources Director Dolan, City Attorney Savaree, and Lee Finney, Industrial Employers and Distributors Association Representative. City Clerk Kern was excused from attending.

Adjournment at this time, being 11:35 P.M. this meeting was adjourned.

Kathy Kern

Belmont City Clerk

This meeting was not tape recorded